



- Located at I-65 South & Old Hickory Blvd, with easy interstate access.
- Full Service Leases & Independent HVAC Controls
- Abundant Parking
- Central Lobby & Renovated Common Areas
- Fiber Optic & Hi-Speed Telecommunications Available

Walk to Restaurants/ Retail Shopping

For More Information Contact:

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Brentwood Highlands Building Profile

- Address:** 783 Old Hickory Boulevard
Brentwood, Tennessee 37027
- Landlord:** Roe Properties, GP, a local property ownership group.
- Building/Property:** Brentwood Highlands is located at the intersection of 1-65 South and Old Hickory Blvd., 10 miles south of downtown Nashville. The building contains 70,000 square feet of commercial office space on 4.69 acres of land. The property has ingress and egress by two signaled traffic lights on the east and west sides of the property.
- Rental Rate:** The base rental rate is quoted on a full service basis inclusive of utilities, taxes, insurance, janitorial, maintenance, etc.
- Lease Term:** Three (3) to five (5) years, depending on landlord's contribution to tenant improvements.
- Escalations:** Pass-through for increases in Taxes, Insurance and Utilities over Base Year.
- Premises:** Call for more details on availability. Each has 9' ceiling heights with glass curtain wall. First Floor spaces have full height glass.
- HVAC:** Brentwood Highlands has individually controlled HVAC system with electronic controls. Each system controls up to 700 square feet of office space. The HVAC hours of operation are 8:00 am to 6:00 pm Monday-Friday, except for holidays.
- Security/Life Safety:** Brentwood Highlands has proximity security cards for access to the building and respective floors during after hours. The deposit for each card is \$25.
- Parking:** The parking ratio is 5.14 spaces per 1,000 square foot of space and is available free of charge. Handicap spaces are located in the front of the building.
- Building Renovations:** The main lobby and restrooms in the building will be renovated with upgraded flooring wall and ceiling finishes. The elevators will be renovated with new flooring, lighting and stainless steel. Renovations are scheduled to begin the first quarter of 2019. The parking lot was repaved in 2015 and the common area carpet was replaced in 2015.
- Telecommunications:** The building has fiber-optics available to the tenants from Telcove Communications and TW Telecom. Comcast Cable provides cable TV service to the building.



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Property Management: Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for seven (7) buildings located in Nashville comprising 600,000 square feet of office and retail space.

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